



RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 20, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Supelak moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from April 6, 2023.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record. The minutes from April 6, 2023, were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Planning Director





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, April 20, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**1. Fischer Homes at PID: 273-012992
23-030INF**

Informal Review

Proposal: New development consisting of 55 residential townhomes on a 3.73-acre site zoned Bridge Street District, Sawmill Center Neighborhood.

Location: Southwest of the intersection of John Shields Parkway with Village Parkway.

Request: Review and non-binding feedback for a future development application under the provisions of Zoning Code §153.066.

Applicant: Amanda Webb, Fischer Homes

Planning Contact: Zachary C. Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/23-030

RESULT: The Commission provided non-binding feedback and were generally supportive of a residential use occurring at this site. However, the Commission expressed concerns regarding the lack of greenspace with the proposal. The Commission also expressed concern over the layout of the buildings not fronting on a public street. Some Commissioners recommended a mixed-use building along the Village Parkway frontage to transition from residential to the future Dublin Village redevelopment.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

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 Zachary C. Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, April 20, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2/3. State Bank at 4056-4080 W. Dublin Granville Road, 22-010PP, Preliminary Plat and 22-011FP, Final Plat

Proposal: Re-subdivision of three existing lots on a ±2.4-acre site into a 1.259-acre lot and a 1.179-acre lot. The site is zoned Bridge Street District, Office.

Location: Northwest of the intersection of W. Dublin-Granville Road with David Road.

Request: Review and recommendation of approval to City Council for a Preliminary Plat and Final Plat under the provisions of Zoning Code Section 153.066.

Applicants: Todd Cunningham, EMH&T; Aaron Underhill, Underhill & Hodge, LLC; and Troy Kemelgor, Quiet Holdings, LLC

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-010 and www.dublinohiousa.gov/pzc/22-011

MOTION 1: Mr. Way moved, Mr. Fishman seconded approval of the Consent Agenda recommending City Council approval of the Preliminary and Final Plats with the following four (4) conditions:

- 1) The applicant make any minor technical adjustments to the plats, prior to submission for acceptance to City Council, subject to staff approval;
- 2) The applicant apply for a demolition application to the Administrative Review Team and a demolition permit for the structures on 4056 and 4070 W. Dublin-Granville Road, prior to the plats proceeding to City Council for acceptance;
- 3) The plats are recorded and existing structures are demolished within one year of City Council approval; and
- 4) The future developer of Lot 1A and Lot 2 construct pedestrian access between Lot 1 and the adjacent properties Lot 1A and Lot 2.

VOTE: 6 – 0.

RESULT: The Preliminary and Final Plats were recommended for approval and forwarded to City Council.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Absent
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

 Taylor Mullinax, Planner I

